

RESOLUTION NUMBER R-299673

ADOPTED ON SEPTEMBER 21, 2004

WHEREAS, Pardee Homes, Applicant, and Latitude 33, Engineer, submitted an application to the City of San Diego for a Vesting Tentative Map No. 4653 for the Pacific Highlands Ranch, Units 17-22A [Project], located adjacent to the northwest corner of the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road, and legally described as Parcel A: Parcel 1 of Parcel Map No. 11718, excepting that portion within Parcel Map No. 18755, in the City of San Diego, County of San Diego, State of California; Parcel B: The west half of the southeast quarter of Section 9, Township 14 South, Range 3 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California; and Parcel C: Parcel 2 of Parcel Map No. 11718, excepting that portion lying southerly of the baseline of that Water Easement (File No. 61545), in the City of San Diego, County of San Diego, State of California, in the Pacific Highlands Ranch Subarea III Plan area, in the OC-1-1, RS-1-11, RS-1-13, RS-1-14 and RM-1-2 zones; and

WHEREAS, on August 12, 2004, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 4653, and pursuant to Resolution No. 3557-PC voted to recommend City Council approval of the map; and

WHEREAS, the matter was set for public hearing on September 21, 2004, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 4653:

1. The map proposes the subdivision of a 244.71- acre site into 677 residential lots for residential development with a public school site, or 732 residential lots without a public school site, 2 MPHA open space lots, 54 building restricted easements, 3 monument lots, 1 recreation center lot and either 1 or none school lots for a total of 737 lots with a public school site, or 792 lots without a public school site. This type of development is consistent with the City of San Diego's Progress Guide and General Plan and the Pacific Highlands Ranch Subarea III Plan which designate the area for residential use. The proposed map will retain the community's character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development.

2. The design and proposed improvements for the map are consistent with the zoning and development regulations of the OC-1-1, RS-1-11, RS-1-13, RS-1-14 and RM-1-2 zones in that:

a. All lots have minimum frontage on a dedicated street which is open to and usable by vehicular traffic, as allowed under a Planned Development/Site Development Permit [PDP/SDP] permit.

b. All lots meet the minimum dimension requirements of the OC-1-1, RS-1-11, RS-1-13, RS-1-14 and RM-1-2 zones, as allowed under a PDP/SDP permit.

c. All lots are designed so that required improvements do not result in nonconforming lots in respect to building area, setbacks, side yard and rear yard regulations, as allowed under a PDP/SDP permit.

d. Development of the site is controlled by PDP No. 4651 and SDP Permit No. 4652.

3. The design and proposed improvements for the subdivision are consistent with California Government Code section 66473.1 and San Diego Municipal Code [SDMC] section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities.

4. The site is physically suitable for residential development. The harmony in scale, height, bulk, density, and coverage of development creates a compatible physical relationship to surrounding properties for which this area has been planned.

5. The site is physically suitable for the proposed density of development. This is consistent with the community plan, which provides for residential uses.

6. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat based upon the Findings of Master Environmental Impact Report LDR No. 96-7918 (Project No. 2692), which is included herein by this reference.

7. The design of the subdivision and the type of improvements are such that they will not likely cause serious public health problems inasmuch as needed public services and facilities are available or required by condition of this map to provide for water and sewage facilities, as well as other related public services.

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8. The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision as demonstrated by the City Engineer's request for public dedications and adequate improvement on the proposed subdivision map.

9. The City Council has reviewed the adopted Housing Element of the Progress Guide and General Plan of the City of San Diego and finds pursuant to Government Code section 66412.3, that the housing needs of the region are being met because residential development has been planned for the area and public services programmed for installation, as determined by the City Engineer are in accordance with financing and environmental policies of the Council.

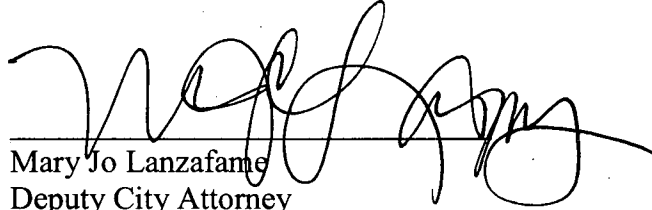
10. The property contains a right-of-way which must be vacated to implement the final map in accordance with San Diego Municipal Code section 125.0430.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Vesting Tentative Map No. 4653 is granted to Pardee Homes, Applicant and Latitude 33, Engineer, subject to the attached conditions which are made a part of this resolution.

APPROVED: CASEY GWINN, City Attorney

By

  
Mary Jo Lanzafame  
Deputy City Attorney

MJL:cfq  
08/26/04  
11/01/04 Rev.Copy  
Or.Dept:DSD  
R-2005-225

CONDITIONS FOR TENTATIVE MAP NO. 4653

PACIFIC HIGHLANDS RANCH, UNITS 17-22 PROJECT

ADOPTED BY CITY COUNCIL RESOLUTION NO. R-299673

ON SEPTEMBER 21, 2004

1. This vesting tentative map will expire on (three years from the date of approval by City Council).

2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the first final map, unless otherwise noted.

3. Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this vesting tentative map, may protest the imposition within ninety days of the approval of this vesting tentative map by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

4. The final maps shall conform to the provisions of Planned Development Permit No. 4651/Site Development Permit No. 4652.

5. The "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, shall be made a condition of map approval. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.

6. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).

7. "California Coordinate System" means the coordinate system as defined in Sections 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."

8. Every final map shall:

a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said

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map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

9. The Subdivider shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in the Findings to Environmental Impact Report, LDR NO. 2692, satisfactory to the City Manager and City Engineer. Prior to issuance of the first grading permit and/or recording of the first final map and/or issuance of a building permit, as such timing is described in the MMRP, all conditions of the MMRP shall be adhered to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

- Biological Resources
- Geology/Soils
- Hydrology/Water Quality
- Landform Alteration/Visual Quality
- Paleontological Resources
- Noise
- Public Services/Facilities
- Public Safety
- Transportation/Circulation

10. The approval of this tentative map by the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies, including, but not limited to, the Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. No final map shall be recorded on Unit 22 until the Fire Station Purchase Agreement is approved and executed.

12. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.

13. The subdivider has reserved the right to record multiple final maps over the area shown on the approved tentative map. In accordance with Article 66456.1 of the Subdivision Map Act, the City Engineer shall retain the authority to review the areas of the tentative map the subdivider is including in each final map. The City Engineer may impose reasonable conditions relating to the filing of multiple final maps, in order to provide for orderly development, such as

off site public improvements, that shall become requirements of final map approval for a particular unit.

14. The subdivider is permitted to file up to seven (7) final maps. The subdivider has requested approval to file final maps out of numerical sequence. This request is approved, subject to the provision that the City Engineer can review the off site improvements in connection with each unit.

15. Pursuant to City Council Policy 600-20, the subdivider shall provide evidence to ensure that an affirmative marketing program is established.

16. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to issuance of grading permits, a geotechnical investigation report shall be required that specifically addresses the proposed grading plans and cites the City's Work Order and Drawing No. The geotechnical investigation shall provide specific geotechnical grading recommendations and include geotechnical maps, using the grading plan as a base, that depict recommended location of subdrains, location of outlet headwalls, anticipated removal depth, anticipated over- excavation depth, and limits of remedial grading.

18. Undergrounding of existing and proposed public utility systems and service facilities is required according to the San Diego Municipal Code.

19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

20. This tentative map is a vesting tentative map. As such, the subdivider shall pay an additional \$300 fee to the Development Services Department for each final map processed in connection with this vesting tentative map.

21. This subdivision is in a community plan area designated in the General Plan as Planned Urbanizing. As such, special financing plans have been, or will be, established to finance the public facilities required for the community plan area.

Therefore, in connection with Council approval of the final map, the subdivider shall comply with the provisions of the financing plan then in effect for this community plan area, in a manner satisfactory to the Development Services Manager. This compliance shall be achieved by entering into an agreement for the payment of the assessment, paying a Facilities Benefit Assessment (FBA) or such other means as may have been established by the City Council.

## **TRANSPORTATION REQUIREMENTS**

22. Prior to the recordation of the first final map, the subdivider shall assure the construction of Carmel Valley Road from State Route 56 to Subarea IV/Torrey Highlands boundary as a six lane/four lane modified major street. The subdivider shall dedicate 146 feet of right-of-way and shall provide a minimum of 126 feet of curb to curb, curb, gutter and five foot wide sidewalk within ten foot curb to property line distance then transitioning to a minimum curb to curb width of 102 feet within 122 feet of right-of-way east of Del Mar Heights Road, satisfactory to the City Engineer.

23. Prior to issuance of any building permit, the project shall conform to the Subarea III/Pacific Highlands Ranch Transportation Phasing Plan and the approved Traffic Study/final EIR.

24. Prior to the recordation of the first final map, the subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Street "A", satisfactory to the City Engineer.

25. Prior to the recordation of the first final map, the subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Del Mar Heights Road, satisfactory to the City Engineer.

26. Prior to the recordation of the first final map, the subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Street "C", satisfactory to the City Engineer.

27. Prior to the recordation of the first final map, the subdivider shall assure the construction of the traffic signal at the intersection of Carmel Valley Road and Rancho Santa Fe Farms Road, satisfactory to the City Engineer.

28. Prior to the recordation of the first final map, the subdivider shall construct Street "C" from Street "R" to Street "Q" as a modified two lane collector street. The subdivider shall dedicate 130 feet of right-of-way and shall provide 68 feet of pavement including 12 foot median, curb, gutter and a 8-15 foot sidewalk with a 28-34 foot curb to property line distance for sections with parallel parking and 52 feet of pavement including a 12 foot median, curb and gutter and 8-15 foot sidewalk within a 36-42 foot curb to property line distance for section without parking at the intersections with Street "R" and Street "Q", satisfactory to the City Engineer.

29. The subdivider shall provide a minimum of 100 foot curve radius for all the proposed residential streets, satisfactory to the City Engineer.

30. Prior to the recordation of the first final map, the subdivider shall design Street "A" as a two-lane modified collector street from Station 30+07 to Station 37+39. The subdivider shall dedicate 101 feet of right-of-way and shall provide 56 feet curb to curb width including

curb, gutter and five-ten foot wide sidewalk within 15-30 feet of curb to property line distance, satisfactory to the City Engineer.

31. Prior to the recordation of the first final map, the subdivider shall assure the construction of Street "C" north of Street "Q" as a two lane collector street. The subdivider shall dedicate 100 feet of right-of-way and shall provide 56 feet of pavement, curb, gutter and a five-ten foot sidewalk with a 15.5-28.5 foot curb to property line distance, satisfactory to the City Engineer.

32. Prior to the recordation of the first final map, the subdivider shall assure the construction of Street "C" from Carmel Valley Road to Street "R" as a modified two lane collector street. The subdivider shall dedicate 106 feet of right-of-way and shall provide 40 feet of pavement including 12 feet median, curb, gutter and a 5-15 foot sidewalk with a 12-42 foot curb to property line distance, satisfactory to the City Engineer.

33. Prior to the recordation of the first final map, the subdivider shall assure the construction of the Public Alleys "A" thru "E" with a minimum of 24 feet of concrete, satisfactory to the City Engineer.

34. Prior to the recordation of the first final map, the subdivider shall assure the construction of the traffic signal at the intersection of Old Carmel Valley Road and Del Mar Heights Road, satisfactory to the City Engineer.

35. The driveway opening shall not exceed 40% of the frontage property for each lot, except for lots with shared driveways and lots with constricted frontage such as horizontal curvature or along cul-de-sacs.

36. To prevent vehicles from encroaching onto the sidewalk, the minimum driveway length behind the property is 20 feet (18 feet with roll-up garage doors).

37. Prior to the recordation of the first final map, the subdivider shall assure the construction of the cul-de-sac at the northern end of Street "A" with a minimum curb to curb radius of 70 feet within right-of-way radius of 80 feet satisfactory to the City Engineer.

38. The subdivider shall provide and maintain a site distance easement for Unit 22, Lot 64, to the satisfaction of the City Engineer.

39. Prior to the recordation of the first final map, the subdivider shall assure the construction of Street "B", Street "D", Street "E", Street "F", Street "G", Street "H", Street "I", Street "J", Street "K", Street "L", Street "N", Street "O", Street "P", Street "Q", Street "R", Street "S", Street "T", Street "W" and Street "X" as a two lane residential street. The subdivider shall dedicate 54 feet of right-of-way and shall provide 32 feet of pavement, curb, gutter and five-foot sidewalk within eleven-foot curb to property line distance, satisfactory to the City Engineer.



40. Prior to the recordation of the first final map, the subdivider shall assure the construction of Del Mar Heights Road from Old Carmel Valley Road to Carmel Valley Road as a four lane modified major street. The subdivider shall dedicate 123 feet of right-of-way, and shall provide 97 feet of pavement, curb, gutter and a five-foot sidewalk within a 13 foot curb to property line distance, satisfactory to the City Engineer.

41. Prior to the recordation of the first final map, the subdivider shall assure the construction of Street "A" from Station 28+56 to Station 29+19 (Private Drive Z, VTM 41-0185) as a modified two lane collector street. The subdivider shall dedicate 101 feet of right-of-way and shall provide 56 feet of pavement including curb, gutter and a five-foot sidewalk with a 15-30 foot curb to property line distance, satisfactory to the City Engineer.

42. Prior to the recordation of the first final map, the subdivider shall assure the construction of Street "A" from Carmel Valley Road to private drive "A" as a modified four-lane collector street. The subdivider shall dedicate 160 feet of right-of-way and shall provide 90 feet of curb to curb width including curb, gutter and a 5-10 foot sidewalk with a 15-55 foot curb to property line distance, satisfactory to the City Engineer.

43. Prior to the recordation of the first final map, the subdivider shall assure the construction of Street "V" as a two lane modified collector street. The subdivider shall dedicate 85 feet of right-of-way and shall provide 40 feet of pavement plus a ten-foot median, curb, gutter and a five-foot sidewalk within 17.5 foot parkway, satisfactory to the City Engineer.

44. Prior to the recordation of the first final map, the subdivider shall assure the construction of Ranch Santa Fe Farms Road as a modified two lane collector street. The subdivider shall dedicate 65 feet of right-of-way and shall provide 45 feet of pavement including curb, gutter and a five-foot sidewalk with a ten-foot curb to property line distance, satisfactory to the City Engineer.

### **ENGINEERING REQUIREMENTS**

45. No structures except those allowed by Section 131.0222 (Use Regulations for Open Space Zones) of the Land Development Code shall be built within the floodway.

46. All structures built within the Special Flood Hazard Area must have the lowest floor elevated two (2) feet above the base flood elevation or if the structure is nonresidential it may be flood proofed to that same elevation.

47. All fill placed within the Special Flood Hazard Area must be compacted to 95% relative compaction.

48. The Subdivider/Owner shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus one foot.

49. The Subdivider/Owner shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.

50. The Subdivider/Owner shall grant a flowage easement, satisfactory to the City Engineer, over property within the floodway.

51. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

52. The preliminary drainage system for this development is approved per condition of approval of the "Runoff Management Plan" provided that, in the final design, the following requirement is satisfied: A hydrology report must be developed using the Rational and Modified Rational Method for each unit within Pacific Highlands Ranch, subject to the approval of the City Engineer.

53. All drainage facilities within this subdivision and outside of the public right-of-way shall be private and privately maintained.

54. Prior to the issuance of any construction permits, the Subdivider shall provide evidence of coverage under the General Industrial National Pollutant Discharge Elimination System, in the form of a Notice of Intent (NOI) filed with the State Water Resources Control Board.

55. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

56. Prior to the issuance of any construction permit, the Subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Runoff Management Plan.

57. Prior to the issuance of any construction permit, the Subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

### **WATER REQUIREMENTS**

58. Prior to the submittal of any public improvement drawings, the Subdivider shall provide acceptable potable and reclaimed water studies satisfactory to the Water Department Director. The studies shall plan the pressure zone(s) and water facilities necessary to serve this development, including potable redundancy, consistent with previously accepted studies in this area. If phasing of the development is proposed, then a phasing plan shall be included in the studies.

59. The Subdivider shall design and construct all public water facilities, both potable and reclaimed, as required in the accepted water studies for Pacific Highlands Ranch Subarea III, necessary to serve this development. Water facilities, as shown on the approved tentative map, will require modification based on the accepted water studies and to maintain potable redundancy throughout construction phasing at final engineering.

60. The Subdivider shall install fire hydrants at locations satisfactory to the Fire Department, the Water Department Director and the City Engineer. At no time shall more than two (2) fire hydrants or thirty (30) dwelling units be located on dead-end water facilities.

61. The Subdivider shall grant adequate water easements, including vehicular access to each appurtenance (meters, blow offs, valves, fire hydrants, etc.), for all public water facilities that are not located within fully improved public rights-of-way, satisfactory to the Water Department Director. Easements shall be located within single lots.

62. Grants of water easements shall have the following minimum widths: water mains with no appurtenances of any kind - 15 feet plus five (5) feet for each additional utility; water mains with services or fire hydrants - 32 feet with 24 feet of paving and full height curbs. All paving shall conform to grasscrete or schedule "J" or better. Water easements, as shown on the approved tentative map, will require modification based on standards at final engineering.

63. The Subdivider shall grant water easements over the entire areas of Unit 18 Lot "D", Unit 19 Lot "B", and Unit 20 Lot "E" in a manner satisfactory to the Water Department Director and the City Engineer.

64. The Subdivider shall provide a minimum pavement width of 24-feet within the Rancho Santa Fe Farms Road right-of-way, from Carmel Valley Road to Private Driveway "H", in a manner satisfactory to the Water Department Director and the City Engineer.

65. The Subdivider shall provide keyed access to the Water Operations Division, in a manner satisfactory to the Water Department Director, on all gates located within easements containing public water facilities. The City will not be held responsible for any issues that may arise relative to the availability of keys.

66. The Subdivider agrees to design and construct all proposed public water facilities, including services, meters, and easements, in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards, and practices pertaining thereto. Proposed facilities that do not meet the current standards for construction, operation, maintenance and access, shall be private or modified at final engineering to comply with standards.

67. The Subdivider shall design and construct all irrigations systems, served by irrigation services, to utilize reclaimed water in a manner satisfactory to the Water Department Director.

68. The Subdivider shall install a water service to serve each lot or provide CC&Rs for the operation and maintenance of on-site private water facilities that serve or traverse more than one lot or unit.

69. Providing water for this development is dependent upon prior construction of certain water facilities in previously approved developments in this area including, but not limited to, the completion of the 36-inch pipeline in Del Mar Heights Road and Carmel Valley Road and a pressure regulating station. If facilities have not been constructed when required for this development, then the construction of certain portions of these previously approved water facilities, as required by the City Engineer, will become off-site improvements required for this development.

### **WASTEWATER REQUIREMENTS**

70. Concurrent with pulling permits for each structure, the subdivider shall pay their fair share costs associated with design, administration, inspection and re-construction of sewer Pump Station 79, and related costs for establishing a mechanism for cost recovery, and distribution of credits for associated work.

71. The subdivider shall install all sewer facilities required by the accepted sewer study, necessary to serve this development. Sewer facilities as shown on the approved tentative map will require modification based on the accepted sewer study.

72. The subdivider shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

73. The subdivider shall provide Geotechnical and Geological reports, with loading calculations and a seismic risk assessment, signed and stamped by a registered Geotechnical Engineer to demonstrate that the proposed geogird walls, grading, and slopes in Unit #22 will not adversely impact the proposed sewer main, nor an open trench during repairs for the main, located immediately adjacent to and northerly to the optional school site.

74. The subdivider shall grant adequate sewer, and/or access easements, including vehicular access to each manhole, for all public sewer facilities that are not located within public rights of way, satisfactory to the Metropolitan Wastewater Department Director. Minimum easement width for sewer mains with manholes - 20 feet. The easements shall be located within single lots.

75. Vehicular access roadbeds shall be a minimum of 20 feet wide and surfaced with suitable approved material satisfactory to the Metropolitan Wastewater Department Director. Vehicular access roadbeds to sewer mains with laterals shall be a minimum 24 foot wide and paved full width. An additional five feet of width per additional utility is required for easements containing more than one utility. For sewer mains more than ten feet deep, two feet of additional easement width for each foot of depth over ten feet shall be required.

76. The subdivider shall provide an Encroachment Removal Agreement for and prior to proposed improvements of any kind, including utilities, landscaping, enriched paving, and electrical conduits to be installed within the public right-of-way or public easement.

77. No structures or landscaping that would inhibit vehicular access will be installed in or over any sewer easement. No shrubs more than two feet in height at maturity are allowed within any sewer easements. No trees are allowed within ten feet of any Public Sewer Mains or Sewer Laterals. No pressurized landscape irrigation mains or electrical facilities are allowed within any Sewer Easements.

78. The subdivider shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's Sewer Design Guide.

79. The subdivider will be required to provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each dwelling unit will have its own sewer lateral or provide CC&R's for the operation and maintenance of on-site private sewer facilities that serve more than one ownership.

#### **AFFORDABLE HOUSING REQUIREMENTS**

80. The Owner and Developer of Units 17 through 22A in conjunction with the Executive Director of the Housing Authority and City Staff, have developed an Affordable Housing Tentative Map Condition which provides for a mechanism to fulfill the Affordable Housing obligation. The Affordable Housing obligation will be fulfilled either on Unit 22-A or within the Pacific Highlands Ranch Village.

#### **FOR INFORMATION:**

- This development may be subject to payment of a park fee prior to the filing of the final subdivision map in accordance with San Diego Municipal Code. This property is also subject to a building permit park fee in accordance with San Diego Municipal Code.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This vesting tentative map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.